

## Article D: General Regulations

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### **Sec. 9-1-60 Application of Regulations.**

The use of any land or water; the size, shape, and placement of lots; the use, size, height, type, and location of structures thereon; and the provisions for open spaces shall be in compliance with the regulations set forth on the "Official Zoning Map, Iron County, Wisconsin", and in the text of this Chapter.

### **Sec. 9-1-61 Setback Requirements on Highways and Roads.**

- (a) All state and U.S. numbered highways are hereby designated Class A highways. The setback line for Class A highways and for any other roads designated as major roads on official maps in effect in the County shall be one hundred ten (110) feet from the centerline of the highway or fifty (50) feet from the right-of-way line, whichever is greater.
- (b) All County trunk highways not otherwise designated as Class A highways are hereby designated Class B highways. The setback for Class B highways and for roads designated as arterial roads on official maps in effect in the County shall be seventy-five (75) feet from the centerline of such highway or forty-two (42) feet from the right-of-way line, whichever is greater.
- (c) All town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the County shall be sixty-three (63) feet from the centerline of the highway or thirty (30) feet from the right-of-way line, whichever is greater.
- (d) A setback equal to the average setback of existing principal buildings, located within five hundred (500) feet of a proposed building site and on the same side of the street, shall be permitted where five (5) of these buildings do not conform with the appropriate setback line.
- (e) Minor, readily removable structures such as open fences or signs permitted by this Chapter may be placed within setback lines. Public utility equipment without permanent foundations is also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right-of-compensation, any such structures erected within setback lines.

### **Sec. 9-1-62 Visual Clearance at Intersections.**

- (a) Except as provided in Subsection (b) of this Section, in each quadrant of every street intersection there shall be designated a visual clearance triangle bounded by the street

centerline and a line connecting them three hundred (300) feet from a Class A highway intersection, two hundred fifty (250) feet from a Class B highway, and two hundred (200) feet from a Class C highway intersection. If two (2) highways of a different class intersect, the largest distance shall apply to both centerlines. Within this triangle, no object over two and one-half (2-1/2) feet in height above these streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of ten (10) feet and located a minimum of thirty (30) feet apart.

- (b) (1) The visual clearance triangle in the following unincorporated areas of the following towns shall be determined as follows:
- a. On a corner lot in said areas, no fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining the points along said street lines twenty-five (25) feet from the point of intersection.
  - b. In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.
- (2) a. **Town of Saxon.** Commencing at the intersection of State Highway 122 and Defer Street, which is the Point-of-Beginning of this description, thence along Defer Street to the intersection of Defer Street and School Street, thence along School Street to the intersection of School Street and Page Street, thence along Page Street to the intersection of Page Street and Church Street, thence along Church Street to the intersection of Church Street and State Highway 122, thence along State Highway 122 to the Point-of-Beginning. The visual clearance triangle provisions of this description extends to adjacent lots.
- b. **Town of Knight.** Commencing at the intersection of State Highway 77 and Buckeye Street, which is the Point-of-Beginning of this description, thence along Buckeye Street to the intersection of Buckeye Street and Severance Street, thence along Severance Street to the intersection of Severance Street and Jackson Street, thence along Jackson Street to the intersection of Jackson Street and Corrigan Street, thence along Corrigan Street to the intersection of Corrigan Street and Johnson Street, thence along Johnson Street to the intersection of Johnson Street and State Highway 77, thence along Highway 77 to the Point-of-Beginning.
  - c. **Town of Mercer.** Commencing at the intersection of U.S. Highway 51 and Iron County Trunk Highway J, which is the Point-of-Beginning of this description, thence along Iron County Trunk Highway J to the intersection of Iron County Trunk Highway J and Railroad Street, thence along Railroad Street to the intersection of Railroad Street and Lakeview Avenue, thence along Lakeview Avenue to the intersection of Lakeview Avenue and U.S. Highway 51, thence along U.S. Highway 51 to the intersection of U.S. Highway 51 and Garnet Street,

thence along the Garnet Street to the intersection of Garnet Street and Vaughn Street, thence along Vaughn Street to the intersection Vaughn Street and an unnamed alley, thence along the unnamed alley to the intersection of the unnamed alley to Statehouse Circle, thence along Statehouse Circle to the intersection of Statehouse Circle and U.S. Highway 51, to the Point-of-Beginning.

- d. **Town of Anderson.** Commencing at the intersection of State Highway 77 and Fuller Avenue, which is the Point-of-Beginning of this description, thence along Fuller Avenue to the intersection of Fuller Avenue and 4th Street, thence along 4th Street to the intersection of 4th Street and State Highway 122, thence along State Highway 122 to the intersection of State Highway 122 and Upson Park Road, thence along Upon Park Road to the intersection of Upson Park Road and Hoyt Avenue, thence along Hoyt Avenue to the intersection of Hoyt Avenue and State Highway 77, thence along State Highway 77 to the Point-of-Beginning.
- e. **Town of Pence.** Commencing at the intersection of State Highway 77 and Birch Street, which is the Point-of-Beginning of this description, thence along Birch Street to the intersection of Birch Street and Allison Street, thence along Allison Street to the intersection of Allison Street and Cedar Street, thence along Cedar Street to the intersection of Cedar Street and Hibbert Street, thence along Hibbert Street to the intersection of Hibbert Street and Linden Street, thence along Linden Street to the intersection of Linden Street and Whiteside Street, thence along Whiteside Street to the intersection of Whiteside Street and Hemlock Street, thence along Hemlock Street to the intersection of Hemlock Street and State Highway 77, thence along State Highway 77 to the Point-of-Beginning.

### Sec. 9-1-63 Access Driveways.

- (a) Access driveways to highways from abutting properties shall comply with the following requirements:

<b>Class of Highway</b>	<b>Minimum Distance of Highway Frontage Between Access Driveways for Separate Land Uses</b>	<b>Minimum Distance Access Driveways May Be Located to the Right-of-Way of an Intersecting Highway</b>
Class A Highways		
Federal Aid Primary Highways	300 feet	300 feet
Federal Aid Secondary Highways	250 feet	250 feet
Class B Highways	150 feet	150 feet
Class C Highways	0 feet	75 feet

- (b) Where there is more than one (1) lot abutting on Class A and Class B Highways between access driveways, a service road of not less than fifty (50) feet right-of-way shall be provided across the entire frontage of each lot unless a temporary access permit has been granted with the approval of the agency having jurisdiction over the highway. Use of access is limited to the use authorized in the temporary access permit. This permit would be revocable when a frontage road is provided.
- (c) The maximum number and width of access driveways to highways and service roads shall be as follows:

Type of Access Driveway	Maximum Number of Access Driveways	Maximum Width of Access Driveways
Commercial and Industrial Land Uses	2	35 feet
Other Land Uses	2	24 feet

- (d) When cross-overs in median strips have been provided, access driveways shall be directly opposite these cross-overs.

**Sec. 9-1-64 Excessive Height Permitted.**

Heights of the following structures may exceed ordinance limits for the district in which they are to be located with the approval of the County Zoning Committee:

- (a) Cooling towers.
- (b) Penthouses.
- (c) Stacks.
- (d) Lookout towers.
- (e) Silos.
- (f) Windmills.
- (g) Water towers.
- (h) Spires.
- (i) Radio and television aerials.
- (j) Masts.
- (k) Antennae and necessary mechanical appurtenances.

**Sec. 9-1-65 Lot Sizes.**

- (a) After adoption of this Chapter, no lot area shall be so reduced that the dimensional and yard requirements required by this Chapter cannot be met. Lot existing and of record prior to adoption of this Chapter but of substandard size, may be devoted to uses permitted in the district in which located.

- (b) If two (2) or more substandard lots with continuous frontage have the same ownership as of the effective date of this Chapter, the lots involved shall be considered to be an individual parcel for the purposes of this Chapter.
- (c) Lots created after adoption of this Chapter and which are not served by public sewer systems shall meet minimum area requirements of the Iron County Sanitary Code and the Iron County Subdivision Control Ordinance. Any shoreland lot shall meet the dimensional requirements as listed on the Zoning Schedule.

### **Sec. 9-1-66 Accessory Uses and Structures.**

Any permanent structure serving as an accessory use, if attached to the principal building, shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building, it shall conform to the setback, and other dimensional requirements of the district within which it is located.

### **Sec. 9-1-67 Drainage, Sanitation and Water Supply.**

- (a) No principal building shall be erected, structurally altered, or relocated on land which is not adequately drained at all times by reason of adverse soil conditions, steep slopes, shallow impermeable bedrock, periodic flooding, or where the lowest floor level is less than four (4) feet above the highest groundwater level.
- (b) No principal building intended for human use or occupancy shall be erected, structurally altered, or relocated on a lot, unless provision is made for safe and adequate facilities for water supply and disposal of sewage in accordance with the regulations of the Iron County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.
- (c) The County Zoning Administrator shall not hereafter authorize a building to be erected, structurally altered, or relocated which has a private waste disposal system unless the plans for the system have been reviewed in accordance with the provisions of the Iron County Sanitary Code, and a sanitary permit has been issued. Private sewage disposal systems for dwelling units shall meet the location requirements of the Iron County Sanitary Code and the Sanitary Code and the applicable minimum standards of the Wisconsin Administrative Code.
- (d) Where connection is not made to a public water system, no residential use shall be permitted unless provision is made for a safe and adequate supply of drinking water located on the premises.
- (e) Planned unit developments shall be served by sewage facilities which meet the requirements of the Iron County Sanitary Code and the applicable minimum standards of the Wisconsin Administrative Code.